

Key: 570

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 511

LEGAL

LAND

DETACHED

BUILDING

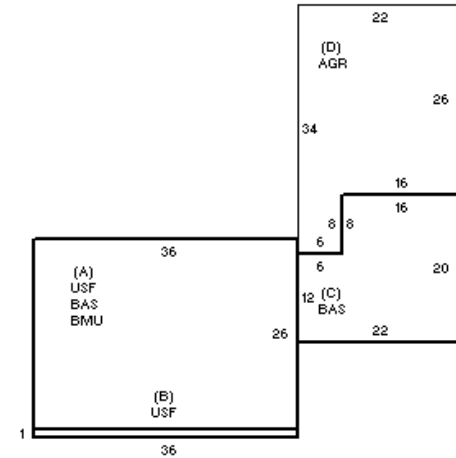
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JOHN F & LISA W 400 FIRST PARISH RD SCITUATE, MA 02066				37-4-14-0				400 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN JOHN F & LISA W				08/31/2007	A	300,000	35037-091				
RYAN DOROTHY A				01/01/1982	QS		5215-4				
RYAN THOMAS E JR & DOROTH				01/01/1959	XX		2672-206				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-686	11/20/2007	3	ALTERATIONS	20,000	07/07/2008	SJ	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,016	SC 1.00	100	1.00	396,000	1.87	100	1.00	R02	0.90	339,980

TOTAL	20,016 SF	ZONING	FRNT	313	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	390,600	362,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	730,600	688,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 FR-G TO AVE

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	527,901	
NET AREA	2,300	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001	CONDITION ELEM	CD	
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	972	1953	182.43	177,325	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,328	1953	200.61	266,410	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	620		41.98	26,030	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		9	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,896															
# UNITS		1	1.00															
EFF.YR/AGE 1985 / 37																		
COND 26 26 %																		
FUNC 0																		
ECON 0																		
DEPR 26 % GD 74																		
RCNLD \$390,600																		